

Benchland Water District

2479667

BK 4854 PG 518

REAL ESTATE DIVISION
NATURAL RESOURCE SECTION

Water Application Agreement

E 7479667 B 4854 P 518-519

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

09/04/2009 12:07 PM

FEE \$0.00 Pgs: 2

DEP RT REC'D FOR BENCHLAND WATER DISTRICT

JUN 18 2009

Customer No: 3167

Property No: 5869

500-2674
FS

Agreement made this 1 day of July 2009 between:

LDS CHURCH REAL ESTATE

and

Benchland Water District

50 E. North Temple 13th Floor

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole
685 E Shepard Lane
Salt Lake City, UT 84037
(the "District")

SALT LAKE CITY, UT 84150

WITNESSETH:

WHEREAS, the District is organized as a special improvement district and has developed a water distribution system to supply irrigation water to land located within the District boundaries; and User owns property within the boundary lines of the District and desires to make application for water to irrigate User's land;

NOW, THEREFORE, the parties agree as follows:

1. User hereby applies to the District for a connection to the District's distribution system (Service connection category type: Residential; X Agricultural; or Commercial) and a full water right to irrigate the 3.974 acres of land owned or under contract to purchase by User situated in Davis County, State of Utah, at the address commonly known as (property address): 700 W. 1015 NO. Farmington and more particularly described as follows (the "Property"): 850 n. Compton Rd.
Tax Serial Number: Utah
Subdivision: 08-053-0229 also
Lot Number: 08-459-0001
Legal Description: SEE PAGE 2
2. For each distribution delivery point located on or adjacent to the Property, User shall pay an initial application agreement fee of \$300.00, plus the cost of installation, for a total of PAID ✓
3. The parties covenant and agree to all of the General Provisions set forth on page 2 of this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement the day and year first above written.

USER:

X Terry F. Rudd GSC
Terry F. Rudd, Authorized Agent
Phone #: 801-240-4074

BENCHLAND WATER DISTRICT

By: Renee Parnell

Title: OFFICE MGR

STATE OF UTAH

COUNTY OF SALT LAKE SS
DAVIS

The foregoing instrument was acknowledged before me this 2nd day of JUNE, 2007 by

TERRY F. RUDD, AUTHORIZED AGENT FOR, the above-named User.

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole

Flora D. Wright
Notary Public



FLORA D. WRIGHT
NOTARY PUBLIC - STATE OF UTAH
60 E. NORTH TEMPLE STREET
SALT LAKE CITY, UT 84150
My Comm. Exp. 10/10/2009

GENERAL PROVISIONS

- A. In addition to the initial service fee, User shall pay to the District an annual water use fee (in advance of the irrigation season each year) within thirty (30) days after billing. The annual use charge is determined by the number of service connections and the total cubic acre feet of irrigation water here-in specified in this Irrigation Water Agreement.
- B. If the amount of Property set forth above is changed by sale or other conveyance, the amount of the annual fee for the water shall be recalculated based on the agreed upon recalculated cubic acre feet of water used. However, any property divided off from the Property shall not be entitled to use the water of the District until the new owner has applied and paid to the District all required service fees, for the use of the water.
- C. Users shall not permit anyone to connect to any water line which serves the property or is located thereon.
- D. User covenants and agrees to abide by all of the District rules, regulations and policies presently in force or hereafter adopted by the District.
- E. Any and all delinquent sums owed hereunder by User shall bear interest at the rate of 18% per annum until paid in full. Any and all sums owed hereunder (including interest) shall constitute a lien against the Property.
- F. This Agreement and the covenants of User herein shall run with the Property and shall be binding upon the representatives successors and assigns of User and cannot be transferred or assigned to any other parcel of land located within the District boundaries.
- G. If User fails to pay sums owed hereunder within thirty (30) days after due date, or in any other way breaches this Agreement, then in addition to the District's other rights and remedies available at law or in equity, the District shall have all of the following rights and remedies, which shall be cumulative:
 - (1) The District may terminate water service to the Property;
 - (2) The District may foreclose its lien against the Property, as a mortgage; and
 - (3) The District may bring suit to recover the delinquent sums owed or to recover damages or seek such other remedies as are appropriate.
- H. If User's line is disconnected from the District's distribution system for failure to pay fees due, or at the request of User, User agrees to pay a new service fee in the amount then being assessed by the District, before the line is reconnected.
- I. In the event there is a shortage of water resulting from drought, prior or superior claim, breakage of any water line, or other causes, no liability shall accrue against the District or any of its trustees, officers, agents or employees for any damage, direct or indirect, arising therefrom and any charges due by User shall not be reduced because of any such shortage and damage. Deliveries of water allotted pursuant to this Agreement shall be reduced in the proportion that the number of acre-feet of the District's shortage bears to the total number of acre-feet subscribed for by all users of District water.
- J. In the event either party is required to enforce the terms of this Agreement, the defaulting party agrees to pay all costs of enforcement, including a reasonable attorney's fee, whether or not litigation is actually commenced.
- K. This Agreement shall remain in full force and effect from year to year unless either of the parties notifies the other, in writing, at least sixty (60) days prior to the end of the current calendar year.

80520227

CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS

50 EAST NORTH TEMPLE 12TH FL REAL ESTATE #500-2674

SALT LAKE CITY UT 841500000

3.97400 A PART

OF THE NE 1/4 OF SEC 13-T3N-R1W, SLB&M & MORE PART'LY DESC AS FOLLOWS: BEG AT A PT WH IS N 00°01'47" E 638 FT & N 88°47'01" E 351.42 FT FR THE CENTER OF SD SEC 13 & RUN TH N 325.72 FT; TH S 81°41'32" W 59.48 FT; TH 146.47 FT ALG A 45.11 FT RADIUS CURVE TO THE RIGHT (CHORD BEARS N 06°19'35" W 90.10 FT); TH N 88°15'00" E 738.71 FT TO A PT ON THE W R/W LINE OF MAIN STR; TH S 22°13'08" E 30.30 FT ALG THE W R/W LINE OF MAIN STR; TH S 67°46'52" W 16.92 FT; TH 117.13 FT ALG A 327.56 FT RADIUS CURVE TO THE RIGHT (CHORD BEARS S 78°00'56" W 116.51 FT); TH S 88°15'00" W 193.55 FT; TH S 357.09 FT; TH S 88°47'01" W 358.04 FT TO THE POB. CONT. 3.974 ACRES